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FOR SALE

## 6/8 Society Street, Derry, BT48 6PJ

Office / Redevelopment Opportunity - Extensive 4 storey City Centre Premises extending to c. 12,700 sq ft

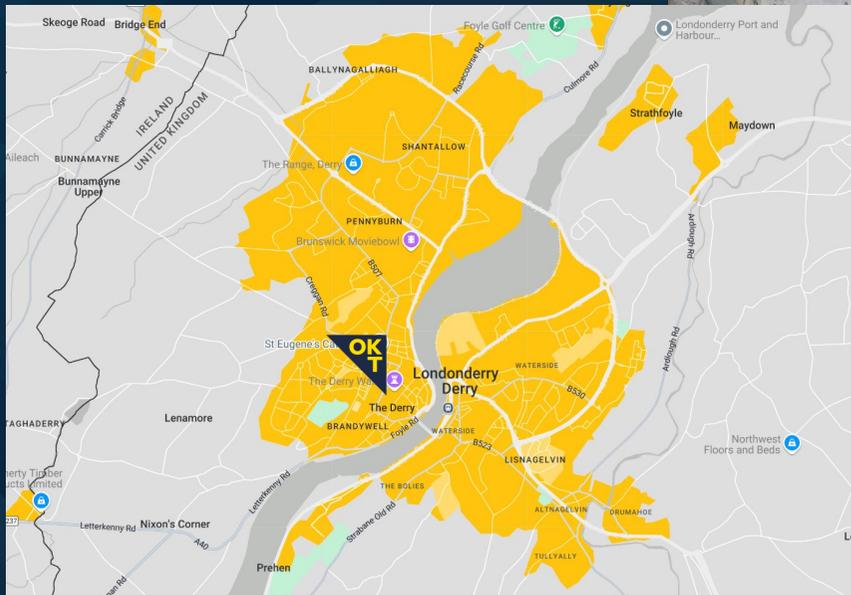
# LOCATION / DESCRIPTION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, located approximately 70 miles North West of Belfast via the M2 / A6 and 21 miles east of Letterkenny in the Republic of Ireland via the N13.

The property is situated on Society Street just off Bishop Street within the Historic City Walls in close proximity to The Diamond. It is convenient to the main retailing area within the City as well as both shopping centres. The surrounding area is a mix of independent retailers and office users and neighbouring occupiers include The Siege Museum, Society Street Indoor Market, Bishop Street Court House and Bishops Gate Hotel,

The subject property formerly Tinny's Shirt Factory comprises 12,700 sq ft of accommodation arranged over 4 floors currently configured for office use. The property benefits from an Orana 800kg passenger / goods lift servicing all floors. A small platform lift is also installed to provide disabled access from the lower street level at the flank to the ground floor.

Internally the property is well finished and configured to suit its current use as offices / training centre, however it would also be suitable for alternative uses to include residential conversion subject to obtaining necessary planning.



## ACCOMMODATION

DESCRIPTION	AREA (m <sup>2</sup> )	AREA (sq ft)
GROUND FLOOR	346.7	3,731
FIRST FLOOR	321.5	3,460
SECOND FLOOR	269.7	2,902
THIRD FLOOR	242.5	2,610
<b>TOTAL ACCOMMODATION</b>	<b>1,180.5</b>	<b>12,703</b>

**LOCATED**

**WITHIN DERRY CITY CENTRES HISTORIC WALLS**

**C. 1 MILE**

**TO DERRY RAILWAY STATION**

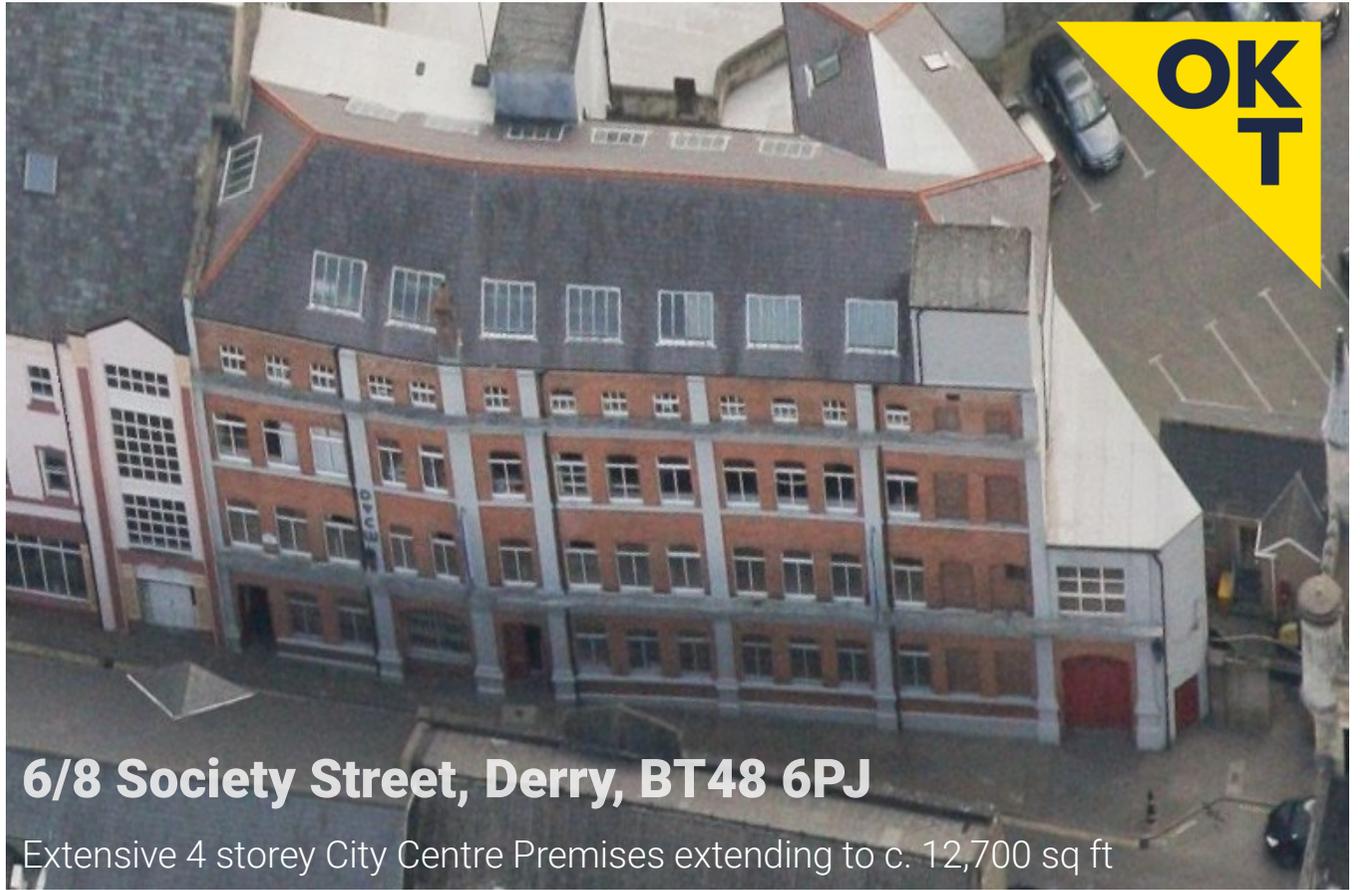
**C. 9 MILES**

**TO CITY OF DERRY AIRPORT**

**C. 4 MILES**

**TO DONEGAL**

**Customer Due Diligence:** As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uklsi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



# SALES DETAILS

PRICE: Seeking offers in the region of £750,000  
TITLE: Assumed freehold or Long Leasehold of similar nature.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

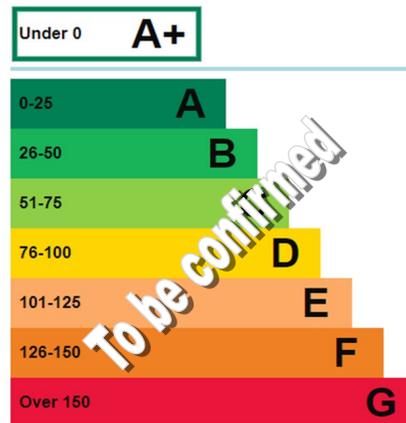
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

NAV: £30,100

Estimated rates payable in accordance with LPS Website:  
£20,769

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.